



### *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00107 Painted Sky at Mission Ridge  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** November 20, 2014

**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** North of Eastlake Boulevard and East of Joe Battle Boulevard  
**Legal Description Acreage:** 92.125 acres  
**Rep District:** ETJ (Adjacent to District 6)  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A

**Nearest School:** Eastlake High School (.48 miles)  
**Nearest Park:** Ranchos Del Sol Park (2.4 miles)  
**Park Fees:** N/A  
**Impact Fee:** N/A

**Property Owner:** Hunt Mission Ridge, LLC  
**Applicant:** CSA Design Group, Inc.  
**Representative:** CSA Design Group, Inc.

#### **SURROUNDING ZONING AND LAND USE:**

**North:** ETJ (Extraterritorial Jurisdiction) / Vacant  
**South:** ETJ (Extraterritorial Jurisdiction) / Vacant  
**East:** ETJ (Extraterritorial Jurisdiction) / Vacant  
**West:** ETJ (Extraterritorial Jurisdiction) / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

#### **APPLICATION DESCRIPTION**

The applicant is requesting a six-month extension in accordance with Section 19.08.060 subsection H (Submission for Recording) of the previous subdivision code for Painted Sky at Mission Ridge subdivision plat, approved by the City Plan Commission on May 8, 2014. The subdivision plat was scheduled to expire on November 8, 2014. Subsection H reads as follows:

*Within six (6) months following the date of final plat approval of the major subdivision application, the subdivider shall submit a recording plat subject to the requirements of Section 19.08.100 (Recording Plat Submission) to the Subdivision Coordinator; provided, however, that a six (6) month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity. A request for extension shall be made in writing by the subdivider on or*

*before the initial expiration, and shall include a detailed explanation as to the reasons which merit the granting of an extension. Subsequent extensions shall meet the same requirements as the initial six (6) month extension.*

### **CASE HISTORY**

The City Plan Commission approved Painted Sky at Mission Ridge on a Major Combination basis on May 8, 2014.

### **CURRENT REQUEST**

The applicant is now requesting a six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

- The extension is being requested due to a pending resubmittal and approval of the subdivision improvement plans to El Paso County. Resubmittal is based upon comments received from the County.

Planning has received concurrence from the County.

### **DEVELOPMENT COORDINATING COMMITTEE COMMENTS:**

The Development Coordinating Committee recommends *approval* of the six month extension requested for Painted Sky at Mission Ridge to submit recording maps per Section 19.08.060.H – Submission for Recording of the former Subdivision Ordinance, as the delay is being caused by a governmental entity.

If approved, the extension will be valid until **May 20, 2015**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision or an additional extension.

### **Planning Division Recommendation** **Approval.**

### **El Paso County Comments**

We concur with the extension request. We are pending final submittal by the applicant for approval of subdivision improvement plans.

### **ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:**

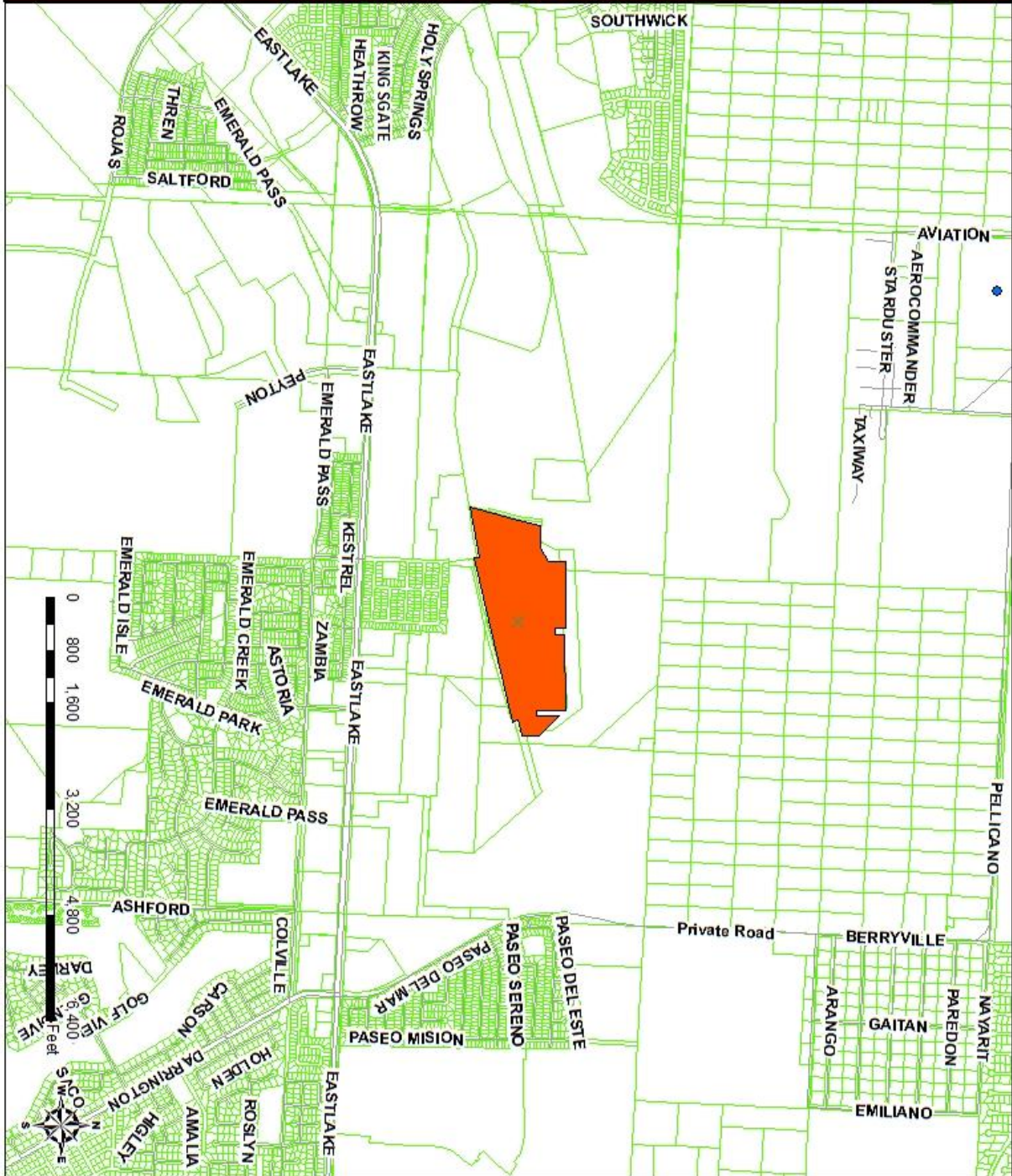
1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
  - a. Current certified tax certificates
  - b. Current proof of ownership
  - c. Release of access document
  - d. Set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request
5. Application

## ATTACHMENT 1

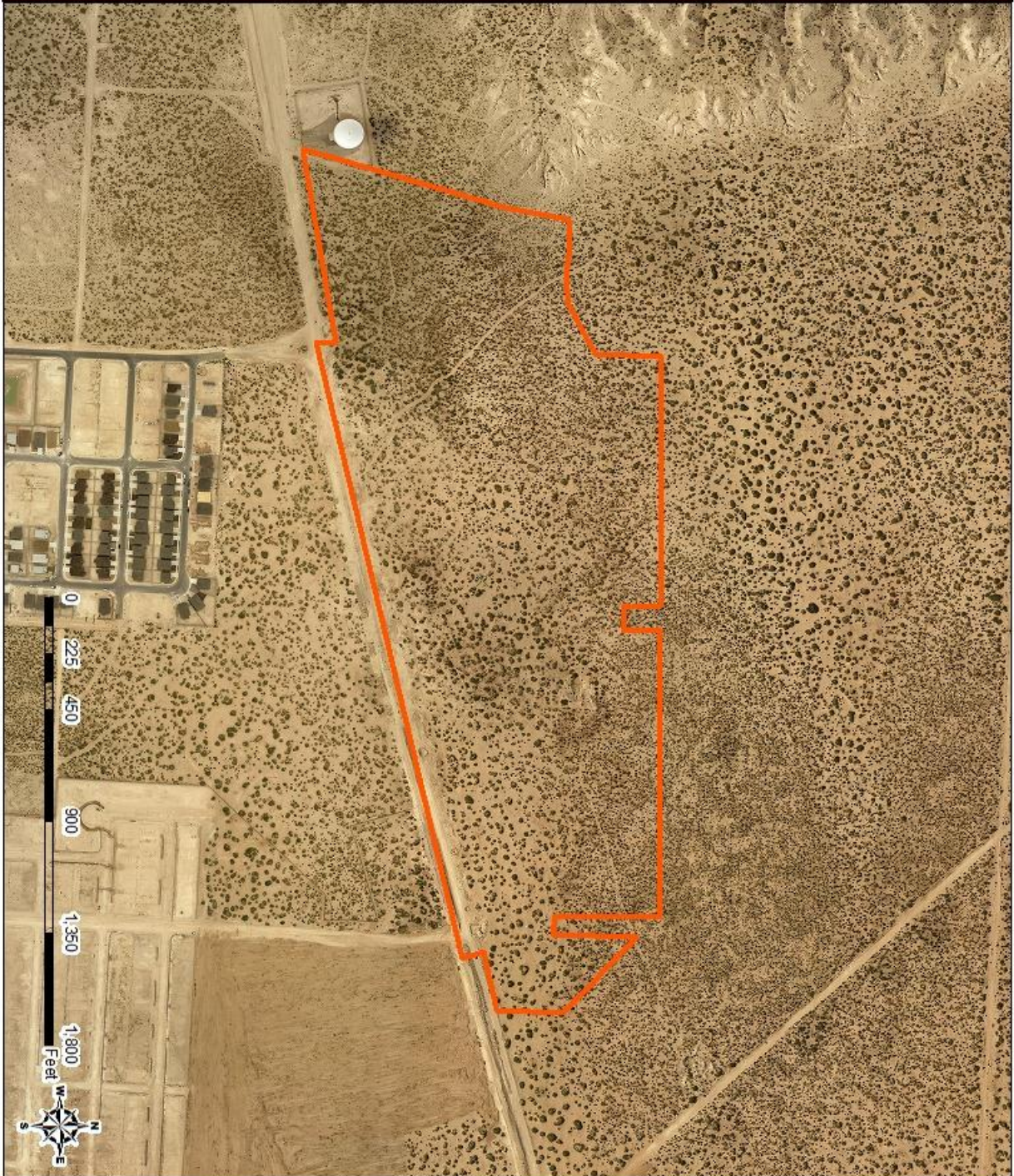
# PAINTED SKY AT MISSION RIDGE EXTENSION REQUEST





ATTACHMENT 2

PAINTED SKY AT MISSION RIDGE  
EXTENSION REQUEST





### ATTACHMENT 3



## ATTACHMENT 4

SUSU14-00107

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C  
El Paso, Texas 79912

tel 915.877.4155  
fax 915.877.4334

November 4, 2014

Kimberly L. Forsyth, AICP, CNU-A  
Lead Planner, Subdivisions  
City Development Department | City of El Paso  
801 Texas Avenue  
El Paso, TX 79901

Re: Painted Sky at Mission Ridge  
1<sup>st</sup> Plat Extension Request

Dear Ms. Forsyth,

Our client, Hunt Communities, has a major combination plat for Painted Sky at Mission Ridge which was granted approval by CPC on May 8, 2014. This subdivision is located in El Paso County and is also within the City of El Paso ETJ. We have prepared and submitted improvement plans for this subdivision and we are currently preparing to resubmit a revised set to all applicable entities. This subdivision is subject to three government agencies (City of El Paso, El Paso County, Paseo Del Este Municipal Utility District, as well as an independent 3<sup>rd</sup> party review). As the County is the governing agency for this subdivision review, we are awaiting on approval of subdivision improvement plans in order to facilitate approval of the plat. El Paso County Road and Bridge requires all subdivision improvement plans to be submitted and approved prior to final plat approval.

The Painted Sky at Mission Ridge plat is due to expire in a few days. Our client would like to humbly request for an extension of the plat based on the reasons aforementioned. Hunt Communities postponed this request as long as possible and would like to avoid having to discard any progress made on approving this subdivision through the City of El Paso.

If you have any questions or need further information, please feel free to contact me. Thank you for your time and assistance with this matter.

Sincerely,

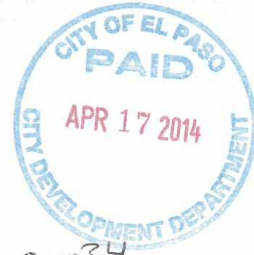
CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, EIT, CFM  
Senior Project Engineer

cc: José Lares, Jr., P.E., Development Manager, Hunt Communities  
Glen O. Brooks., CSA Design Group, Inc.

Attachments: Major Combination Plat  
CPC Action Letter

## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: April 15, 2014

FILE NO. SUSU14-00034

SUBDIVISION NAME: Painted Sky at Mission Ridge

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of C. D. Stewart Survey No. 319 and Section No. 22, Block 79, Township 3, Texas & Pacific  
Railway Surveys, El Paso County, Texas containing 92.125 Acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	52.094	404	Office	N/A	N/A
Duplex	N/A	N/A	Street & Alley	25.168	1
Apartment	N/A	N/A	Ponding & Drainage	12.551	3
Mobile Home	N/A	N/A	Institutional	N/A	N/A
P.U.D.	N/A	N/A	Other (specify below)		
Park	2.309	1			
School	N/A	N/A			
Commercial	N/A	N/A	Total No. Sites	408	
Industrial	N/A	N/A	Total (Gross) Acreage	92.125	

3. What is existing zoning of the above described property? \_\_\_\_\_ Proposed zoning? \_\_\_\_\_
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_
6. What type of drainage is proposed? (If applicable, list more than one)  
Underground storm sewer collection system with stormwater ponds to manage stormwater discharge from the development.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Street cross-section modification as noted per the variance request approved by the County Commissioners on January 27, 2014, documentation provided March 13, 2014 with submittal of Five Day Review application.
9. Remarks and/or explanation of special circumstances: See cover letter and response to Five Day Review comments
10. **Improvement Plans submitted?** Yes \_\_\_\_\_ No X Allowed under previous subdivision ord.
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights  
**Documentation submitted on March 13, 2014 with 5-Day Review submittal.**

This proposed subdivision is a part of the Paseo Del Este (Mission Ridge) land study which has been an active development under the 1997 subdivision ordinance and as amended in 2002, with respect development within the area covered by MUDs 1 through 11. A letter reiterating this fact is submitted with the application.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024



12. Owner of record Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
 (Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
 (Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155  
 (Name & Address) (Zip) (Phone)

[aontiveros@csaengineers.com](mailto:aontiveros@csaengineers.com)

Refer to Schedule C for  
 current fee.  
 App. fee \$2,213.28 for  
 Plat Combination

OWNER SIGNATURE:

REPRESENTATIVE:

*Hunt Mission Ridge LLC*  
*President*  
*[Signature]*

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024